151.0	0002	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	755,700 / 755,700
					USE VALUE:	755,700 / 755,700
					ASSESSED:	755,700 / 755,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		BUENA VISTA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALDONIS ROBERT J & KATHRYN I/	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	11 BUENA VISTA RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MALDONIS ROBERT J & KATHRYN I -
Owner 2:	-
Street 1:	11 BUENA VISTA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Vinyl Exterior and 1404 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4730.000	306,200		449,500	755,700
Total Card	0.109	306,200		449,500	755,700
Total Parcel	0.109	306,200		449,500	755,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 538.25 | /Parcel: 538.25

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 99994
GIS Ref:
GIS Ref:
Insp Date: 04/09/14

!11838!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,200	0	4,730.	449,500	755,700		Year end	12/23/2021
2021	101	FV	297,600	0	4,730.	449,500	747,100		Year End Roll	12/10/2020
2020	101	FV	297,700	0	4,730.	449,500	747,200	747,200	Year End Roll	12/18/2019
2019	101	FV	230,900	0	4,730.	421,400	652,300	652,300	Year End Roll	1/3/2019
2018	101	FV	230,900	0	4,730.	348,400	579,300	579,300	Year End Roll	12/20/2017
2017	101	FV	230,900	0	4,730.	320,300	551,200	551,200	Year End Roll	1/3/2017
2016	101	FV	230,900	0	4,730.	292,200	523,100	523,100	Year End	1/4/2016
2015	101	FV	218,400	0	4,730.	286,600	505,000	505,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:12:39

LAST REV

Date	Time
11/17/21	09:57:05
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11838

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALDONIS ROBERT	65770-221		7/22/2015	Convenience	10	No	No		
MALDONIS ROBERT	65770-212		7/22/2015	Convenience	10	No	No		
MALDONIS ROBERT	26658-450		9/11/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	99994
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2013	531	Addition	58,100	C				
12/7/2012	1614	Porch	8,000	C				
5/3/2007	310	Re-Roof	5,684	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2014	Measured	PC	PHIL C
7/11/2013	Meas/Inspect	JBS	JOHN S
5/30/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	MM	Mary M
10/27/2008	Meas/Inspect	197	PATRIOT
4/29/2000	Inspected	197	PATRIOT
12/7/1999	Mailer Sent		
11/19/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4730		Sq. Ft.	Site		0	80.	1.19	9									449,520						449,500	

Total AC/HA:	0.10859	Total SF/SM:	4730	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	449,520	Spl Credit		Total:	449,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.97223961
Adj $ / SQ:	177.191
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	376192
Depreciation:	69972
Depreciated Total:	306221

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

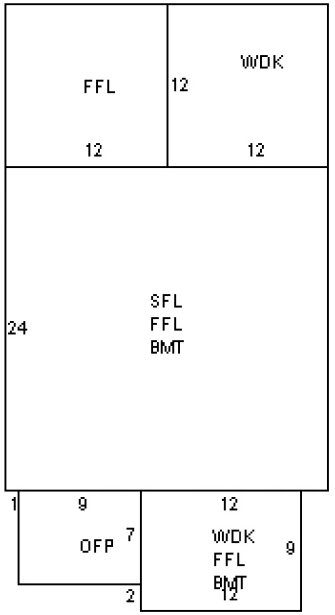
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	177.19
Special Features:	0	Val/Su Net:	127.42
Final Total:	306200	Val/Su SzAd	218.09

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	828	177.190	146,714
BMT	Basement	684	53.160	36,360
SFL	Second Floor	576	177.190	102,062
WDK	Deck	252	9.690	2,442
OFP	Open Porch	63	41.510	2,615

Net Sketched Area:	2,403	Total:	290,193

Size Ad	1404	Gross Area	2403	FinArea	1404

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1997	0.00	T	17.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

151.0-0002-0013.0

IMAGE

AssessPro Patriot Properties, Inc